



**AGENDA OF THE REGULAR SESSION
CITY OF AUBURN PLANNING COMMISSION
1225 LINCOLN WAY, AUBURN, CA 95603**

February 4, 2014

6:00 PM

(Immediately following the HDRC meeting)

Planning Commissioners

Lisa Worthington, Chair
Roger Luekeman
Matt Spokely
Fred Vitas
Nick Willick

City Staff

Will Wong, Community Development Director
Reg Murray, Senior Planner

I. CALL TO ORDER

II. APPROVAL OF MINUTES

January 21, 2014

III. PUBLIC COMMENT

This is the time provided so that persons may speak to the Commission on any item not on this agenda. Please make your comments as brief as possible. The Commission cannot act on items not included on this agenda; however, the items will be automatically referred to City staff.

IV. COMMISSION BUSINESS

- A. Annual Planning Commission priorities list discussion
- B. Annual Housing Element Implementation report
- C. Annual General Plan implementation work plan and checklist report
- D. Annual Land Use Plans and Implementation with SACOG *Blueprint* comparison

V. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A. City Council Meetings
- B. Future Planning Commission Meetings
- C. Reports

VI. PLANNING COMMISSION REPORTS

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

VII. FUTURE PLANNING COMMISSION AGENDA ITEMS

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

VIII. ADJOURNMENT

Thank you for attending the meeting. The Planning Commission welcomes your interest and participation. If you want to speak on any item on the agenda, as directed by the Chairman, simply go to the lectern, give your name, address, sign in and speak on the subject. Please try to keep your remarks to a maximum of five minutes, focus on the issues before the Planning Commission and try not to repeat information already given to the Commission by a prior speaker. Always speak into the microphone, as the meeting is recorded on tape. It is the policy of the Commission not to begin consideration of a project after 10:00 PM. Such projects will be continued to the next meeting.

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department during normal business hours.

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION MEETING
January 21, 2014**

The regular session of the Auburn City Planning Commission was called to order on January 21, 2014, at 6:00 p.m. by Chair Worthington in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Luebkeman, Spokely, Vitas, Worthington

COMMISSIONERS ABSENT: Willick

STAFF PRESENT: Will Wong, Community Development Director
Reg Murray, Senior Planner
Lance Lowe, AICP, Associate Planner

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

None

IV. PUBLIC COMMENT

None

V. PUBLIC HEARING

A. USE PERMIT – 13395 NEW AIRPORT ROAD (STRIKE ZONE ATHLETICS)
– File # UP 13-02. The applicant requests approval of a Use Permit to operate an Indoor Baseball/Softball training center to be located at 13395 New Airport Road.

Planner Lowe presented the project and described the nature of the business proposed.

Chair Worthington asked about the public noticing for the project.

Planner Lowe replied that the noticing was completed in accordance with State law.

Commissioner Spokely asked about the type of uses that were in the building formerly?

Planner Lowe noted that the building was used for a combination of warehouse and office use.

Commissioner Spokely asked about the difference in parking from the warehouse and office use to the proposed use.

Planner Lowe replied that the use is about the same and that there is parking in excess of the City's parking requirement of 1/400 square foot for office use.

Chair Worthington asked about the uses that are acceptable in the AI-DC zone.

Planner Lowe noted that recreational uses are conditionally permitted in the AI-DC Zone. Planner Lowe noted that the Community Development Department has had a number of inquiries over the last several years for various recreational oriented uses and the Planning Commission determined in 2009 that recreational oriented uses require a Use Permit.

Planner Lowe also noted that any uses in the AI-DC zone require compatibility with the Airport Land Use Plan.

Director Wong noted that because of the Airport Land Use Plan, certain recreational uses with large numbers of people or children are not permitted.

Chair Worthington opened the hearing for public comment.

Chair Worthington closed the hearing for public comment.

Commissioner Spokely asked if the applicant had any issues with the conditions of approval.

Planner Lowe noted that the applicant is aware of the conditions of approval and is in agreement with them.

Commissioner Vitas **MOVED** to Adopt Resolution No. 13-20 to approve the Use Permit for an Indoor Baseball/Softball training center, as presented in the Staff Report.

Chair Spokely **SECONDED** the motion.

AYES:	Luebkeman, Spokely, Vitas, Worthington
NOES:	None
ABSTAIN:	None
ABSENT:	Willick

The motion was **APPROVED**.

B. GENERAL PLAN AMENDMENT – 2013 HOUSING ELEMENT UPDATE.

The City of Auburn is proposing a General Plan Amendment to update the Housing Element of the Auburn General Plan pursuant to State law. The 2013 Housing Element Update is a statement by the City of Auburn of its current and future housing needs and will establish the goals, policies, and programs that address those identified housing needs.

Planner Murray presented the staff report, reviewing the need for a housing element; timing for updates to the housing element; the primary components of the draft 2013 Housing Element Update, including evaluation of prior programs, documentation and findings associated with the current update, and the proposed programs for the 2013 update. Planner Murray also reviewed the requirements of Senate Bill 244 (SB 244) and the City's responsibility to analyze disadvantaged unincorporated communities (DUC) around Auburn and update the City's General Plan to account for these areas. He noted that the City's analysis showed that there are no qualifying DUCs around Auburn, and as such, the City is not required to amend its General Plan to address these areas.

Chair Worthington asked about the City's Sphere of Influence (SOI) and how it was established.

Director Wong commented that the City's SOI is determined by LAFCO, the Local Agency Formation Commission; that the City's SOI was last amended in the mid-1990's, and that changes to the SPI are not part of the housing element update.

Chair Worthington suggested updating the City's SOI to account for areas the City would want to annex and increase its tax base and to enable the City to meet its regional housing needs.

Planner Murray commented that the City exceeds its ability to meet its housing needs with the existing land inventory.

Chair Worthington asked if the Baltimore Ravine Specific Plan (BRSP) area was included in the analysis for the housing element.

Planner Murray noted that the BRSP is included in the housing element.

Chair Worthington asked where the information was in the housing element.

Jennifer Gastelum with Pacific Municipal Consultants (PMC), the City's consultant for the housing element update, referred the Commission to Page A-36, Table A-32 of the 2013 Housing Element.

Chair Worthington asked about the Housing Related Parks (HRP) Program noted in the approval letter from HCD.

Ms. Gastelum commented on the nature of the HRP program.

Commissioner Luebkeman asked for clarification about ethnicity statistics.

Planner Murray and Ms. Gastelum commented on the ethnicity census statistics.

Chair Worthington asked about requirements of SB 244 and disadvantaged unincorporated communities.

Ms. Gastelum summarized the history and requirements of SB 244 as well as the analysis prepared for the City's review of DUC's around Auburn.

Chair Worthington opened the hearing for public comment.

Chair Worthington closed the hearing for public comment.

Commissioner Spokely **MOVED** to adopt Planning Commission **Resolution 14-01** recommending that the Auburn City Council adopt the Initial Study and Negative Declaration prepared for this project in accordance with the California Environmental Quality Act (CEQA), and approve the 2013 Housing Element Update as presented.

Chair Worthington **SECONDED** the motion.

AYES: Luebkeman, Spokely, Vitas, Worthington

NOES: None

ABSTAIN: None

ABSENT: Willick

The motion was **APPROVED**.

VI. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings

None

B. Future Planning Commission Meetings

None

C. Reports

None

VII. PLANNING COMMISSION REPORTS

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

Commissioner Luebkeman updated the Commission on the Traffic Committee meeting of January 21, 2014.

VIII. FUTURE PLANNING COMMISSION AGENDA ITEMS

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

None

IX. ADJOURNMENT

The meeting adjourned at 6:54 p.m.

Respectfully submitted,

Reg Murray, Senior Planner



Memorandum

City of Auburn
Community Development Department

To: Auburn Planning Commission
From: Reg Murray, Senior Planner
Date: February 4, 2014
Subject: Discussion of Planning Commission Priorities 2014

At the direction of the Auburn City Council, the Auburn Planning Commission conducts an annual review of planning issues affecting the City. In association with this review, the Commission can submit a consensus memo to the Auburn City Council identifying the priority planning issues that they would like to have addressed by City staff in the coming year. The Council's direction also provided Planning Commissioners with the ability to submit their own individual views to the City Council if a consensus document was not provided by the full Planning Commission.

Last year, the Planning Commission expressed their desire to only identify issues that would be manageable and achievable, with involvement by the Commission and minimal impact to staff. The two issues identified by the Commission were:

- Hillside development guidelines - The Commission noted that hillside guidelines would involve both grading and development guidelines and emphasize residential standards.
- Landscape guidelines - The Commission indicated its intent for the landscape guidelines to focus on non-residential standards and include issues as tree palettes, water use efficiency, and LID (low impact development) principles.

To assist with the Planning Commission's discussion of planning issues and priorities, staff prepared the 2014 Special Projects List (Attachment 1). This list reflects the Planning Commission's priorities from 2013 as well as an updated list of planning issues the Community Development Department anticipates working on in the coming year. Notable items from the list include:

- General Plan Update – In March, the CDD anticipates seeking direction from the City Council with respect to a proposal to initiate an update to the mandatory elements of the Auburn General Plan (excluding the soon-to-be adopted Housing Element). If Council directs staff to proceed with the General Plan update, staff's priority will be completion of the update.

- Geodatabase and Mapping Update – In coordination with the General Plan update, staff also anticipates a proposal for Council consideration to establish a new geodatabase that would be used to update City maps, including the General Plan land use map and the City zoning map.
- FEP/GP Fee Schedule – Prior to the General Plan update, staff anticipates drafting proposals for City Council consideration that would: 1) establish a General Plan fee; and 2) amend the current city facilities (FEP) fee.
- 2013 Housing Element Implementation – The 2013 Housing Element commits the City to implement a couple programs within the next year, including coordination with Alta for an outreach program as well as an ordinance for transitional and supportive housing.
- HOME Grant – Staff anticipates that the California Department of Housing and Community Development (HCD) will release a Notice of Funding Availability (NOFA) later this year for 2014 HOME grants applicable to the First Time Home Buyer (FTHB) and Owner-Occupied Rehabilitation (OOR) programs. If the City chooses to pursue grant funding for these programs, applications would need to be submitted Summer 2014.
- Placer County Airport Land Use Compatibility Plan – Public Works and CDD staff are currently participating in the preparation of the Placer County Airport Land Use Compatibility Plan by the Placer County Transportation Planning Agency.
- Parking Management – CDD staff will continue to coordinate with the Old Town and Downtown business associations to implement additional parking management steps (e.g. 2-hr parking, employee parking, signage, etc.).
- Completed Tasks – The list notes the completion of several tasks including the historic resource nomination process; the roadway naming process; the HOME First Time Home Buyers and Owner Occupied Rehabilitation programs; adoption of several ordinances associated with implementation of the 2008 Housing Element (including adoption of the homeless shelter ordinance); and completion of principal planning for the 2013-2021 Housing Element.

ATTACHMENT:

1. 2014 Special Projects List

COMMUNITY DEVELOPMENT DEPARTMENT - SPECIAL PROJECTS LIST

(2/4/14)

Project	Comments
PLANNING COMMISSION PRIORITIES	
1 Hillside Development Guidelines	3/19/13 - Utilizing the Hillside Development guidelines from the Baltimore Ravine Specific Plan, the Commission's interest is to review and develop Citywide grading and development guidelines for hillside development.
2 Landscape Guidelines	3/19/13 - Commission interest in reviewing the City's existing landscape requirements for development and develop new landscape guidelines, including tree palette, water efficiency (AB1881), and LID principles (Low Impact Development).
HDRC PRIORITIES	
3 Historic Design Review Guidelines	2/7/12 - Amend the Historic Design Review Guidelines to include elements from the Auburn Streetscape project.
4 HDRC Powers & Duties	2/19/13 - Review the HDRC's powers and duties pursuant to AMC §159.496 (A) and §159.496(B).
5 Historic Design Review Guidelines	2/19/13 - Amend the Historic Design Review Guidelines for consistency with the 2012 sign ordinance update.
STAFF PROJECTS	
6 General Plan Update*	Potential update of the Auburn General Plan; pending review and authorization by City Council in March 2014.
7 Mapping & Geodatabase Update	Create a geodatabase to be used to update the Land Use map and other maps in the Auburn General Plan, as well as the Zoning Map.
8 FEP & General Plan Fee updates*	Update the FEP fee and establish a fee towards the update of the General Plan
9 2013 Housing Element Implementation	Complete programs from the 2013 Housing Element: 1) Rezone for Transitional Housing and Supportive Housing; 2) Outreach program with Alta.
10 HOME Grants	Apply for the 2014 HOME NOFA for the First Time Homebuyers and Owner-Occupied Rehabilitation Programs.
11 Placer County Airport Land Use Compatibility Plan Update	Placer County Transportation Planning Agency is the Lead Agency for the update. Public Works and CDD staff are members of the Technical Advisory committee.



Memorandum

City of Auburn
Community Development Department

To: Auburn Planning Commission
From: Reg Murray, Senior Planner
Date: February 4, 2014
Subject: Annual Housing Element Progress Report – Calendar Year 2013 Review

The Community Development Department provides an annual Housing Element Progress Report to both the Auburn Planning Commission and the Auburn City Council. The report, which identifies how the City is meeting its housing requirements as specified by State law, will be submitted to the California Department of Housing and Community Development (HCD) on or before April 1, 2014.

The attached information, which utilizes HCD's reporting format, describes how the City is meeting its share of the regional housing needs pursuant to California Government Code §65584. The information also includes the implementation status of the Auburn Housing Element. The City is also required to identify local efforts to remove governmental constraints to the maintenance, improvement and development of housing for persons with disabilities (pursuant to California Government Code §65583(c)(3)). As noted in Item #4 below, the City passed ordinance amendments for reasonable accommodation, residential care facilities, and transitional and supportive housing.

Notable information and/or accomplishments that occurred in 2013 include:

1. The City issued ten (10) building permits for new single-family homes and one permit for a duplex (i.e. the hermitage on the Sisters of Mercy campus).
2. **HOME First Time Home Buyers (FTHB) Program** - The City was awarded grant funding (totaling \$487,500) in 2011 for the HOME FTHB program. The FTHB program provides down payment assistance to low-income first time home buyers. The HOME contract ended on July 31, 2013. Program activity over the term of the two-year contract included:
 - a. Preliminary submissions - 61
 - b. Complete submissions - 12
 - c. Applications accepted - 8
 - d. Assistance provided - 2
 - e. Total funding assistance provided - \$202,180

3. **HOME Occupied Rehabilitation (OOR) Program** – The City was awarded grant funding (totaling \$292,500) in 2011 for the HOME OOR program. The OOR program provides financial assistance to low-income home owners for home improvements. The HOME contract ended on July 31, 2013. Program activity over the term of the two-year contract included:
 - a. Preliminary submissions - 38
 - b. Complete submissions – 11 (3 withdrawn; 4 on wait list)
 - c. Assistance provided – 4
 - d. Total funding assistance provided - \$155,054
4. **2008-2013 Housing Element implementation** – Staff processed several ordinance updates associated with program requirements from the 2008 Housing Element, including:
 - a. Reasonable accommodation (adopted by City Council April 2013)
 - b. Residential care facilities (adopted by City Council April 2013)
 - c. Single resident occupancy units (not adopted by City Council)
 - d. Emergency shelters (adopted October 2013)
 - e. Transitional and supportive housing (adopted October 2013)
5. **Mercy Senior Apartments** – Mercy Housing completed construction of the Mercy Auburn Senior Apartment project in December, 2013. The Mercy project is a 60-unit development that will provide apartment housing to low and very-low income elderly households in a high density infill development. The City approved a density bonus of 400% consistent with the City's Density Bonus Ordinance.

This memo is for informational purposes only. No action is required or will be taken.

Attachment:

1. Annual Housing Element Progress Report – 2013 Calendar Year

P:/Annual PC&CC Reporting/2014/Housing Element Progress Report.PC Memo CY2013

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	CITY OF AUBURN
Reporting Period	1/1/2013 - 12/31/2013

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction CITY OF AUBURN
Reporting Period 1/1/2013 - 12/31/2013

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Income			(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	
(1) Rehabilitation Activity				0
(2) Preservation of Units At-Risk				0
(3) Acquisition of Units				0
(5) Total Units by Income	0	0	0	0

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	2				2	
No. of Units Permitted for Above Moderate	10				10	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	Reporting Period	CITY OF AUBURN
	1/1/2013 -	12/31/2013

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Note: Units serving extremely low-income households are included in the very low-income permitted units totals.

TABLE C

CITY OF AUBURN
Program Implementation Status
Reporting Period: 1/1/13 – 12/31/13

Work Task	Time Frame	Comments
A. Baltimore Ravine Specific Plan (BRSP) - The BRSP complies with the SACOG Affordability Compact to provide a 10 percent affordable housing goal. Development standards provide greater flexibility to increase project densities. The plan includes multiple parcels with housing densities up to 20 units per acre for multifamily; a minimum of 16 units constructed per site for multifamily; and, owner occupied and multi-family rental residential uses are allowed by right.	Mid-2009 for adoption of the BRSP	BRSP adopted February 2011.
B. Pursue available and appropriate State and Federal funding sources for very low-, low-, and moderate-income households.	Ongoing	<i>Continued implementation of HOME First Time Home Buyer Program and HOME Owner Occupied Rehabilitation Program (\$800,000). HOME contract expired 7/31/13.</i>
C. Promote the Density Bonus Program and encourage developers to apply for and receive a density bonus under the City's Density Bonus Program.	Ongoing	Density Bonus Ordinance adopted 6/23/08
D. Implement provisions of Zoning Ordinance allowing nonconforming residential uses that are only nonconforming because of density	Ongoing	Ongoing
E. Evaluate the feasibility of an Inclusionary Housing Ordinance.	January 2010	Completed – City decided not to pursue an inclusionary ordinance.
F. Continue implementing residential zoning and development standards, with appropriate design review in multi-family zoning districts.	Ongoing	Ongoing
G. Allow second residential units by right in the single-family residential zones and promote second unit standards on the City's website.	Ongoing	Second Unit Ordinance adopted 4/14/08; standards posted on city website.
H. The City will investigate the financial and staffing resources required to provide housing rehabilitation assistance to extremely low-, very low- and low-income homeowners and to rental property owners with extremely low-, very low- or low-income tenants.	FY 2008-2009	<i>HOME contract expired 7/31/13.</i> <i>Program activity for Owner Occupied Rehabilitation Program:</i> <i>Preliminary submissions - 38</i> <i>Complete submissions - 11</i> <i>(3 withdrawn; 4 on wait list)</i> <i>Assistance provided - 4</i> <i>Total funding assistance - \$155,054</i>

Work Task	Time Frame	Comments
I. The City will investigate the financial and staffing resources required to provide a first time home buyers program for low and moderate-income households to ascertain if it is feasible to provide such a program in Auburn.	FY 2008-2009	<p><i>HOME contract expired 7/31/13</i></p> <p><i>Program activity for First Time Home Buyers Program:</i></p> <ul style="list-style-type: none"> <i>Preliminary submissions - 61</i> <i>Complete submissions - 12</i> <i>Applications accepted - 8</i> <i>Assistance provided - 2</i> <i>Total funding assistance - \$202,180</i>
J. Subsidized rental properties – Measures to alleviate the loss of units at risk due to conversion to market rate units. <ul style="list-style-type: none"> a. Maintain and update a list of at-risk subsidized rental properties. b. Contact owners of at-risk subsidized rental properties regarding their interest in selling properties or maintaining the rental units as affordable units. c. Work with property owners to identify and apply for federal, state, and local subsidies to ensure the continued affordability of housing units. d. Maintain and update a list of non-profit agencies interested in acquisition/rehabilitation of at risk units and inform them of the status of such units. e. Work with non-profit agencies to identify and apply for federal, state and local subsidies available to assist with providing funds for the acquisition/rehabilitation of at risk projects. f. Provide information regarding other affordable housing opportunities within the City. 	Annual/ongoing	<p>Ongoing</p> <p><i>Annual report completed by housing consultant. Six projects in Auburn; no units at risk of converting in 2013.</i></p>
K. Enforce State energy conservation requirements	Immediate and ongoing	<p>Ongoing</p>
L. Facilitate construction of affordable rental housing for very low- and low-income seniors.	Ongoing	<p>Ongoing as opportunities occur</p> <p><i>December 2013 – Mercy Auburn Senior Apartment project completed construction and received occupancy permit.</i></p>
M. Amend the Zoning Ordinance to allow residential care facilities in the multi-family residential (R-3) and central business district (C-2) zones.	2009/2010	<p><i>Done. Ordinance adopted April 2013</i></p>
N. Implement the mandates of SB 2 as it relates to the siting and development of transitional and supportive housing and emergency shelters.	2009	<p><i>Done. Ordinance adopted October 2013</i></p>
O. Promote Universal Design.	2008-2013	<p><i>Ordinance for Reasonable Accommodation adopted April 2013</i></p>
P. Provide means for resolution of housing complaints and fair housing issues	2008-2013	<p>Flyers/information/phone numbers prepared; Ongoing</p>

	Work Task	Time Frame	Comments
Q.	Continue working with Placer County Health and Human Services to address homeless needs in the County.	2008-2013	Ongoing. <i>Homeless shelter ordinance adopted October 2013.</i> <i>Panhandling education program implemented by Police Department.</i>
R.	Review the Housing Element annually.	2008-2013	Annual reports provided to Planning Commission and City Council each February/March
S.	Continue to work with the Sacramento Council of Governments to review and update the existing Housing Needs Allocation Plan.	2008-2013	Ongoing as necessary
T.	City may establish a position of Housing Coordinator.	Ongoing	2006 - Housing consultant retained for housing issues (Stewart Consulting)
U.	Update the zoning ordinance to allow for Single Resident Occupancy Units with appropriate zoning development standards and permit procedures.	2009/2010	To do. <i>Ordinance proposal not adopted April 2013.</i>



Memorandum

ITEM NO.
IV-C

City of Auburn Community Development Department

To: Auburn Planning Commission
From: Reg Murray, Senior Planner
Date: February 4, 2014
Subject: General Plan Implementation Work Plan – Calendar Year 2013 Review

On an annual basis, the Community Development Department provides the Auburn Planning Commission with an updated copy of the General Plan implementation work plan and checklist. The work plan is a table in the Auburn General Plan (Table XII-1; see Attachment 1) which summarizes the status of the various work tasks that the City has committed to doing in its implementation of the General Plan. The intent of providing this information to the Commission on a regular basis is to insure that Commission members (and City Council members) are kept informed about the status of the City's General Plan when considering land use issues.

Notable items relating to the General Plan implementation work plan that were addressed during the 2013 Calendar Year include:

1. **Airport Land Use Compatibility Plan** - The Placer County Transportation Planning Agency continued its work to update the Placer County Airport Land Use Compatibility Plan. Staff members from the Public Works and Community Development departments participate in the update process as members of the Technical Advisory Committee.
2. **HOME First Time Home Buyers (FTHB) Program** - The City was awarded grant funding (totaling \$487,500) in 2011 for the HOME FTHB program. The FTHB program provides down payment assistance to low-income first time home buyers. The HOME contract ended on July 31, 2013. Program activity over the term of the two-year contract included a total of 61 preliminary submissions, 12 full submissions, and eight applications accepted. Of the eight accepted applications, two applicants found qualifying homes and received funding assistance. The funding assistance provided by the program totaled \$202,180.
3. **HOME Occupied Rehabilitation (OOR) Program** – The City was awarded grant funding (totaling \$292,500) in 2011 for the HOME OOR program. The OOR program provides financial assistance to low-income home owners for home improvements. The HOME contract ended on July 31, 2013. Program activity over the term of the two-year contract included a total of 38 preliminary submissions and 11 complete submissions. Of the 11 complete submissions, four households received program assistance; the funding assistance provided by the program for the four households totaled \$155,054.

4. **2008-2013 Housing Element Implementation** – Staff processed several ordinance updates to implement program requirements from the 2008 Housing Element. The City adopted ordinance amendments for reasonable accommodation and residential care facilities in April 2013; while an ordinance for single-resident occupancy units was denied. In October, 2013, the City completed zoning review for emergency (i.e. homeless) shelters and approved ordinance amendments for emergency shelters, transitional housing, and supportive housing.
5. **Mercy Senior Apartments** – Mercy Housing completed construction of the Mercy Auburn Senior Apartment project in December, 2013. The Mercy project is a 60-unit development that will provide apartment housing to low and very-low income elderly households in a high density infill development. The City approved a density bonus of 400% consistent with the City's Density Bonus Ordinance.
6. **2013-2021 Housing Element Update** – The City completed principal planning work on the 2013-2021 Housing Element update, through and including approval of the City's draft by the Department of Housing and Community Development (HCD) in December, 2013.
7. **Historic Resource Nomination** - The City updated the nomination process for historic resources in May, 2013.

This memo is for informational purposes only. No action is required or will be taken.

Attachment:

1. 2013 General Plan Implementation Work Program

City of Auburn
Implementation Work Program
Annual Review

TABLE XII-1
IMPLEMENTATION WORK PROGRAM
AUBURN GENERAL PLAN 1992-1997

Work Task	Policies	Responsibility	Time Frame	Comments/Status
LAND USE				
1. The City shall prepare design guidelines for commercial and industrial development proposals.	1.1, 1.2, 7.1, 7.2, 8.1	CD	1994	To do
2. The City shall prepare and adopt a hillside development ordinance to address disturbance to the terrain including elements such as "pads" on steep slopes, roads to follow topography, and fencing on steep slopes.	3.1, 3.2, 3.3, 3.4, 6.2	CD, PW	1994	Joint workshop and discussions held April/May 2008; tabled for future consideration. Hillside development standards included in the BRSP Design Guidelines (adopted February 2011)
3. The City shall update the Zoning Map to conform to the adopted General Plan.	5.1, 5.2, 5.3	CD	1994	Ongoing as zoning changes
4. The City shall adopt Landscape and Lighting Districts in residential and commercial areas	6.4, 7.2	CD, PW, Fi	1994	Past City Councils chose not to move forward in existing areas
5. The City shall update the phased Capital Improvement Program based upon the adopted General Plan.	9.1, 9.2, 10.1	CM, CD, PW	1993	Updated annually
6. The City shall continue the Annexation Program based upon the adopted General Plan.	9.2, 10.1, 10.2, 10.3, 10.4	CD, CM	1993-1997	1994 annexation of North Auburn area unsuccessful. City Council updated annexation policy 1994 (Resolution 99-64). Annexation Committee study adopted January 2000. Denham annexation completed 2009; Meyer annexation completed 2013.
7. The City shall pursue funding sources to support cultural activities and programs.	11.1	CD	Immediate and ongoing	Arts Commission established May 1995; responsibilities include identifying and pursuing funding sources.

TABLE XII-1
IMPLEMENTATION WORK PROGRAM
AUBURN GENERAL PLAN 1992-1997

			1994-1997	1994-1997
8.	The City shall, in cooperation with the school districts, prepare a school facilities plan which addresses siting criteria, joint school/park sites, safety, access and funding.	12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 12.10	CD, ARD, School Districts	Ongoing as needed.
9.	The City shall pursue implementation of Auburn Urban Development Authority Redevelopment Plan	1.1, 6.1, 6.2, 6.3, 6.4, 7.3, 8.1	Auburn Urban Development Authority, CD, PW, CM	2012 – Discontinued; AUDA disbanded by the State; Streetscape Phase 2 completed.
10.	The City shall prepare a proposal for a new Sphere of Influence and submit to LAFCO	2.1, 9.2, 10.1, 10.2, 10.3, 10.4	CD, LAFCO	Completed
11.	Implementation Measures for Goal 4, Air Quality Enhancement, are provided in a number of implementation measures in the General Plan including, but not limited to, the land use, circulation, and open space conservation elements.	4.1, 4.2, and related policies noted in other elements	CD, PW	Ongoing

CIRCULATION				
1.	The City shall develop a Transportation System Management (TSM) Program to address General Plan circulation policies.	1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10, 3.8	PW, CD	Ongoing/ Annual update
2.	The City shall develop a Trip Reduction Implementation Program.	3.3, 3.5, 3.8	PW	1992-1997
3.	The City shall prepare a Transit Master Plan.	3.2, 3.4, 3.6, 3.8	CD, PW	1993
4.	The City shall update the Comprehensive Land Use Plan for the Auburn Airport.	4.1, 4.2, 4.3, 4.4	CD, PW	1993
5.	The City shall prepare a phased 5-year Capital Improvement Plan for street, traffic, and transportation improvements.	2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 3.8, 4.3, 5.1, 5.2	PW	Annually
			CIP updated annually	

6. The City should implement the Auburn Park Conservancy Non-Auto Circulation Plan and the Auburn Ravine Trail Master Plan (ARTMP).	2.2, 3.8	CD, PW	Immediate and ongoing	Ongoing Bike Master Plan adopted 6/28/04.
7. The City shall coordinate with Placer County on the Regional Transportation Plan and the Congestion Management Plan.	1.6, 1.7, 3.3, 3.4, 3.7, 3.8	PW	Immediate and ongoing	ARTMP – First 2 segments completed. Ongoing coordination with SACOG.
8. The City should adopt the street standards contained in the General Plan (Figures V-10 and V-11).	1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10	CD, PW, F	1994	Completed New street standards adopted - 3/13/06
9. The City shall utilize Auburn Urban Development Agency powers and funding to contribute to the funding of circulation improvements.	1.3, 2.3, 2.4, 3.8, 5.1, 5.2	AUDA, CD, PW, CM	Ongoing	2012 – Discontinued; AUDA disbanded by the State
10. The City shall promote the establishment of Rail Transit Station in Auburn.	3.4, 3.6, 5.2	CD, PW, AUDA	1992-1995	Rail Transit Station completed February, 2004
11. The City shall require the appropriate technical analysis of actions which affect the existing and future improvements of Highway 49 and I-80	1.2, 1.4, 1.6, 1.7, 2.5, 3.1, 5.1	CD, PW	Ongoing	Ongoing as needed.
12. Create and implement a joint City/County Traffic Mitigation Fee Program	1.11	CD, PW	1994	To Do (as a City fee; not joint with Placer County)
HOUSING				
A. Baltimore Ravine Specific Plan (BRSP) - The BRSP complies with the SACOG Affordability Compact to provide a 10 percent affordable housing goal. Development standards provide greater flexibility to increase project densities. The plan includes multiple parcels with housing densities up to 20 units per acre for multifamily; a minimum of 16 units constructed per site for multifamily; and, owner occupied and multi-family rental residential uses are allowed by right.	CD	Mid-2009 for adoption of the BRSP	BRSP adopted February 2011.	
B. Pursue available and appropriate State and Federal funding sources for very low-, low-, and moderate-income households.	CD, AUDA, Participating Nonprofit & For Profit Housing Providers	Ongoing	Continued implementation of HOME First Time Home Buyer Program and HOME Owner Occupied Rehabilitation Program (\$800,000). Program expired 7/31/13.	

C. Promote the Density Bonus Program and encourage developers to apply for and receive a density bonus under the City's Density Bonus Program.	CD	Ongoing	Density Bonus Ordinance adopted 6/23/08
D. Implement provisions of Zoning Ordinance allowing nonconforming residential uses that are only nonconforming because of density	CC, PC, CD	Ongoing	Ongoing
E. Evaluate the feasibility of an Inclusionary Housing Ordinance.	CC, PC, CD	January 2010	Completed – City decided not to pursue an inclusionary ordinance.
F. Continue implementing residential zoning and development standards, with appropriate design review in multi-family zoning districts.	CD	Ongoing	Ongoing
G. Allow second residential units by right in the single-family residential zones and promote second unit standards on the City's website.	CD	Ongoing	Second Unit Ordinance adopted 4/14/08; standards posted on city website.
H. The City will investigate the financial and staffing resources required to provide housing rehabilitation assistance to extremely low-, very low- and low-income homeowners and to rental property owners with extremely low-, very low- or low-income tenants.	CD	FY 2008-2009	<p><i>HOME contract expired 7/31/13. Program activity for Owner Occupied Rehabilitation Program: Preliminary submissions - 38 Complete submissions - 11 (3 withdrawn; 4 on wait list) Assistance provided - 4 Total funding assistance - \$155,054</i></p>
I. The City will investigate the financial and staffing resources required to provide a first time home buyers program for low and moderate-income households to ascertain if it is feasible to provide such a program in Auburn.	CD	FY 2008-2009	<p><i>HOME contract expired 7/31/13. Program activity for First Time Home Buyers Program: Preliminary submissions - 61 Complete submissions - 12 Applications accepted - 8 Assistance provided - 2 Total funding assistance - \$202,180</i></p>

J.	Subsidized rental properties – Measures to alleviate the loss of units at risk due to conversion to market rate units.	Annual; ongoing	Ongoing	<i>Annual report completed by housing consultant. Six projects in Auburn; no units at risk of converting in 2013.</i>
a.	Maintain and update a list of at-risk subsidized rental properties.			
b.	Contact owners of at-risk subsidized rental properties regarding their interest in selling properties or maintaining the rental units as affordable units.			
c.	Work with property owners to identify and apply for federal, state, and local subsidies to ensure the continued affordability of housing units.			
d.	Maintain and update a list of non-profit agencies interested in acquisition/rehabilitation of at risk units and inform them of the status of such units.			
e.	Work with non-profit agencies to identify and apply for federal, state and local subsidies available to assist with providing funds for the acquisition/rehabilitation of at risk projects.			
f.	Provide information regarding other affordable housing opportunities within the City.			
K.	Enforce State energy conservation requirements	CD	Immediate and ongoing	Ongoing
L.	Facilitate construction of affordable rental housing for very low- and low-income seniors.	CD	Ongoing	<i>Ongoing as opportunities occur December 2013 – Mercy Auburn Senior Apartment project completed construction and received occupancy permit.</i>
M.	Amend the Zoning Ordinance to allow residential care facilities in the multi-family residential (R-3) and central business district (C-2) zones.	CD	2009/2010	<i>Done. Ordinance adopted April 2013</i>
N.	Implement the mandates of SB 2 as it relates to the siting and development of transitional and supportive housing and emergency shelters.	CD	2009	<i>Done. Ordinance adopted October 2013.</i>
O.	Promote Universal Design.	CD	2008-2013	<i>Ordinance for Reasonable Accommodation adopted April 2013</i>
P.	Provide means for resolution of housing complaints and fair housing issues	CD	2008-2013	Flyers/information/phone numbers prepared; Ongoing

		CD	2008-2013	Ongoing. <i>Homeless shelter ordinance adopted October 2013.</i>
				<i>Panhandling education program implemented by Police Department.</i>
R. Review the Housing Element annually.		CD	2008-2013	Annual reports provided to Planning Commission and City Council each February/March
S. Continue to work with the Sacramento Council of Governments to review and update the existing Housing Needs Allocation Plan.		CD	2008-2013	Ongoing as necessary
T. City may establish a position of Housing Coordinator.		CC, CD	Ongoing	2006 - Housing consultant retained for housing issues (Stewart Consulting)
U. Update the zoning ordinance to allow for Single Resident Occupancy Units with appropriate zoning development standards and permit procedures.		CD	2009/2010	To do. <i>Ordinance proposal not adopted April 2013.</i>
OPEN SPACE				
1. The City shall prepare and adopt a Tree Ordinance.	1.2	CD	1993	Adopted 6/23/03
2. The City shall prepare and adopt an Open Space Ordinance to zone open space use in perpetuity	3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 5.4	CD	1993	To do
3. The City shall prepare and adopt a Stream, Canal and Waterway Protection Ordinance	7.4, 7.6	CD	1993	To do
4. The City shall prepare and adopt a Habitat Management Plan (HMP) based upon the natural resources constraints maps of the General Plan. The HMP is a program which provides protection to sensitive species and their habitat, while accommodating planned growth and land uses. The HMP therefore integrates biological, planning, and economic components into a single comprehensive framework that includes not only the plan, but an implementation program.	1.1, 1.3, 1.4, 1.5, 1.6, 1.9, 2.6, 5.4, 7.6	CD	1995	To do; participated in discussions with Placer Legacy.
5. The City shall continue to utilize the Quimby Act (GC §66477) to require the dedication of land and/or payment of fees for the creation of recreational facilities.	3.6, 5.1, 5.2, 5.3, 5.4, 5.6, 6.7	CD, ARD	Ongoing	Ongoing 2012 – City adopted updated park fee schedule.

6. The City shall maintain the Parks Standard of five acres of parkland minimum for every 1,000 population.	3.6, 6.7	CD, ARD	1992-1997	Ongoing 2012 – City provides over 10 acres per 1,000 population
7. The City shall include measures to protect visual resources along scenic corridors in the update of the Zoning Ordinance.	5.4, 6.1, 6.2, 6.3, 6.4, 6.5, 7.6	CD	1993	To do
8. The City shall provide for recreational opportunities in the Baltimore Ravine Area as part of the Southwest Specific Plan.	3.6, 5.1, 5.2, 5.3, 5.4, 5.5, 6.7	CD	1992-1993	BRSP adopted February 2011; Park site provided in phase 2; open space trails provided in Phases 1 and 2.
9. The City shall prepare a Household Hazardous Waste Ordinance (see Safety Element Implementation Measure K)	2.5	PW	1992-1993	Ordinance not adopted; however, State laws and policies were adopted subsequent to the 1993 General Plan which reflect the intent of the HHW ordinance. City participates with Western Placer Waste Management Authority and supports regional programs, including HHW collection events and a permanent HHW facility
10. The City shall amend the Landscape Ordinance to establish a maintenance and enforcement program.	6.6	CD	1993-1994	To do. Project conditions of approval insure compliance.
11. Implementation measures for Policy 7.3 (Water Conservation) are included in the implementation of the Land Use Element.	7.3	CD, PW, B	Ongoing	Ongoing
NOISE				
1. Develop and utilize procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the project review and building permit processes.	1.1, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	CD	Immediate and ongoing	Done/ongoing
2. Develop and utilize procedures to monitor compliance with the standards of the Noise Element after completion of projects where noise mitigation measures were required.	1.1, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	CD	Immediate and ongoing	Done/ongoing
3. Enforce the State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC)	1.2, 2.3, 2.4, 2.5, 2.6	CD, B	Immediate and ongoing	Ongoing
4. Actively enforce the California Vehicle Code sections relating to vehicle mufflers and modified exhaust systems.	General Plan Guidelines	CD, P	Immediate and ongoing	Ongoing

5. Purchase only new equipment and vehicles which comply with noise level performance standards based upon the best available noise reduction technology.	General Plan Guidelines	CD, P, F, PW, CM	Immediate and ongoing	Done/Ongoing
6. Periodically review and update the Noise Element to ensure that noise exposure information and specific policies are consistent with changing conditions within the community and with noise control regulations or policies enacted after the adoption of the Element.	General Plan Guidelines	CD	Immediate and ongoing	To do
SAFETY				
1. The City shall review all new development for conformance to fire safety standards	1.1, 1.2, 1.3	CD, F	Ongoing	Ongoing
2. The City should work with the Fire Department to prepare an educational brochure which fosters public awareness of local fire hazards and promotes use of smoke detectors.	1.4, 1.5	CD, F	1993	Done
3. The City shall identify high flood risk areas and update the zoning ordinance to prohibit development in flood prone areas.	2.1, 2.2, 2.3	CD, PW	1994	Flood Damage Prevention ordinance adopted July 1998.
4. The City should coordinate efforts with Placer County to keep current and periodically improve the Solid Waste and Hazardous Waste Management Plans.	3.1, 4.1, 4.2, 4.3, 4.4	CD, PW	Annually	Ongoing
5. The City shall review all new development proposals for conformance to standards for environmental protection, air pollution control, water quality, and hazardous waste disposal.	3.2, 3.3, 3.4, 3.5, 3.6	CD, PW, F, P	Ongoing	Ongoing
6. The City shall periodically update the Emergency Services Plan.	5.1, 5.2, 5.3, 5.8	P, F, PW, CM	Ongoing	Ongoing
7. The City shall continue and expand Crime Prevention Programs.	5.5, 5.6	P	Ongoing	Ongoing
8. The City should include emergency access for development projects.	3.6, 5.1, 5.7	CD, PW, B	Ongoing	Ongoing
9. The City shall include legible sign and street number requirements in the development review process.	5.1, 5.2, 5.4	CD, PW, B	Ongoing	Ongoing
10. The City shall require all new buildings to be constructed to the Uniform Building Code Standards for protection from seismic events.	3.1, 3.3, 3.4, 3.5, 5.2	CD, PW, B	1992-onward	Ongoing

11. The City shall prepare a Household Hazardous Waste Ordinance (see Open Space and Conservation Implementation Measure I).	4.5	PW	1992-1993	Ordinance not adopted; however, State laws and policies were adopted subsequent to the 1993 General Plan which reflect the intent of the HHW ordinance. City participates with Western Placer Waste Management Authority and supports regional programs, including HHW collection events and a permanent HHW facility
				ECONOMIC
1. The City should host an annual seminar with the Chamber of Commerce, Main Street, and the Merchants Associations to develop mutual strategies to attract industry, business, and tourism.				
2.	2.2, 3.2	CM, CD	1st Annual 1994	Economic Development Commission established; Main Street (HABA) disbanded; City regularly coordinates with Chamber and business associations.
3.	4.1, 4.2, 4.3	CD, PW, AUDA	2011/2012 – State disbands redevelopment agency	2007 - Auburn Redevelopment Area updated
4.	1.1, 1.2, 1.3, 1.4, 2.1, 2.2, 3.1, 3.2	CD, AUDA, PW	Immediate and ongoing	Rail Transit Station completed February, 2004
1. The City shall promote the establishment of a rail station to encourage the tourist industry and identify Auburn as a destination attraction.				
2. The City should, as feasible, retain the services of an economic redevelopment specialist to assist with business retention/expansion and to attract new job generating uses.				
3. The City shall continue to update the inventory of historic sites.				
4. The City shall prepare an historic site Ordinance.				
HISTORIC				
1.	1.1	CD	1994-1998	Done
2.	1.1	CD	1993-1995 and ongoing	Ongoing Historic Preservation Architectural Design Guidelines updated in 2004 and 2007
3.	1.2	CD	1994-1996	To do. <i>May 2013 – amended process to nominate historic resources.</i>
4.	1.2	CD	1994-1996	Completed - 11/15/04

5. The City shall prepare design guidelines for residential structures.	1.2	CD	1994-1996	Completed – 11/15/04; Design review for single-family residential was not required, however, design guidelines were included for SFR should a SFR owner opt to have their property designated historic.
6. Encourage the establishment and maintenance of a Auburn Historic Trust Fund to support the maintenance and enhancement of Auburn's Historic Structures and Historic neighborhoods.	1.1, 1.2	CD	1994-1996	HDRC reviewing options.

LEGEND:

CD	Community Development Department	F	Fire Department	AUDA	Auburn Urban Development Authority
P	Police Department	CM	City Manager	ARD	Auburn Recreation District
PW	Public Works Department	CC	City Council	B	Building Department
PC	Planning Commission	Fi	Finance Department	LAFCO	Local Agency Formation Commission



Item No.
IV-D

Memorandum

City of Auburn Community Development Department

To: Auburn Planning Commission
From: Reg Murray, Senior Planner
Date: February 4, 2014
Subject: Implementation Strategies to Achieve SACOG's *Blueprint* Project Objectives – 2013 Calendar Year

RM

In 2007, the Auburn City Council directed that, on an annual basis, the Community Development Department would provide the Auburn Planning Commission with a comparison of city land-use plans and implementation of the land use goals as set out in SACOG's (Sacramento Council of Governments) *Blueprint*. The report would also be forwarded to the Auburn City Council.

The *Blueprint* project employs good growth concepts, widely accepted to encourage more livable communities (see **Attachment 1**). The Blueprint includes seven basic principles, which are:

- Provide a variety of transportation choices;
- Offer a variety of housing choices and opportunities;
- Take advantage of compact development to encourage walking, biking and transit use;
- Use existing assets (i.e. infill and redevelopment);
- Mixed land uses to create vital neighborhoods;
- Preserve open space, farmland, natural beauty, through natural resources conservation; and,
- Encourage distinctive, attractive communities with quality design

In the City of Auburn, it is generally more difficult for projects to meet the principles established with the *Blueprint*. The *Blueprint* principles are best employed with master planned development or with larger projects where they can more effectively be tied into the design of the project. The majority of development projects within the City are typically smaller in size (e.g. 10-15 lots subdivisions), making it tougher to utilize the *Blueprint* principles to their best effect.

In 2013, the City received no new requests for projects that reflect the principles of the *Blueprint*; however, the City completed work on one project that meets the intent of the *Blueprint*:

1. **Mercy Auburn Senior Apartments** – Mercy Housing completed construction of the Mercy Auburn Senior Apartment project in December, 2013. The Mercy project is a 60-unit development that will provide apartment housing to low and very-low income elderly households in a high density infill development. The City approved a density bonus of 400% consistent with the City's Density Bonus Ordinance.

ATTACHMENT

1. SACOG *Blueprint* Information

SACOG Blueprint Project

In order to meet the blueprint objectives, SACOG encourages that future development be concentrated to make better use of transportation systems, reduce vehicle trips, minimize air quality impacts and limit encroachment on agriculture and open space lands in the region. This is achieved by providing higher density/more compact infill and Greenfield development at densities around 15.3 dwelling units per acre (du/ac). The vast majority of all existing housing in Placer County (including the cities) is built at densities less than 7 du/ac. If Placer County (including the cities) built out according to the General Plans, over half of the County would be at very low densities with an average density of 1.74 du/ac.

The Blueprint Project found that by changing the way development proceeds in the region in the future would result in substantial tangible benefits. Following is a brief overview of some of the key benefits:

Growth Through Reinvestment

Under the Base Case SACOG found that virtually all new development would be focused on vacant land. The Preferred Scenario suggests that 13 percent of all new housing and ten percent of all new jobs would occur through reinvestment. By providing a component that concentrates on infill/redevelopment, communities can take advantage of existing resources and ensure that existing older areas remain vital.

Reduction in the amount of agricultural or open space conversion

Under the Base Case, new development would need an additional 661 square miles of land by the year 2050. By encouraging compact development, the amount of vacant land would be reduced by more than half to 304 square miles. Of the vacant land needed to accommodate new development in the Base Case, 166 square miles of agricultural land would be potentially converted. However, under the Preferred Scenario, the number of agricultural acres would be reduced by 64 square miles to 102 square miles.

Increase in areas with good or excellent pedestrian features

In the Base Case, 34 percent of people in the region would live in pedestrian friendly neighborhoods. In the Preferred Scenario, the number would jump to 69 percent.

Increase in areas where people live in proximity to jobs

Under the Base Case Scenario, 26 percent of people would live in communities with a good or balanced mix of land uses by 2050. In the Preferred Scenario 53 percent would live in balanced communities.

Reduction in vehicle miles traveled

By designing development to encourage alternative modes of travel (walking, biking, transit), the number of trips taken by car would be reduced by ten percent. The number vehicle miles traveled per day would decrease from 47.2 miles to 34.9 miles. Total time devoted to travel per household per day declines from 81 minutes to 67 minutes.

Reduction in Air Quality Impacts

With the Preferred Scenario there would be 14 percent less per capita of carbon dioxide (greenhouse gas) and particulates (related to asthma) compared to the Base Case.

SACOG Blueprint Project and Auburn's General Plan

Below lists the Blueprint Project growth principles and which items in Auburn's General Plan Implementation Work Program promote the principle.

TRANSPORTATION CHOICES

Community design can help encourage people to walk, ride bicycles, ride the bus, ride light rail, take the train or car-pool. For example, streets can be designed to include dedicated bike lanes or special lanes for bus rapid transit. Community design can encourage people to make more trips closer to home, making walking or biking easier. As more people walk, bike, or ride the bus, congestion and air pollution are reduced.

1. Develop Transportation Systems Management Program (e.g. promote showers in businesses).
2. Develop Trip Reduction Implementation Program. Ordinance adopted March 8, 1993.
3. Prepare Transit Master Plan. Short Range Transit Plan adopted May 23, 2005. Long Range Transit Plan adopted June 27, 2006.
4. Update Airport Land Use Compatibility Plan. Airport Master Plan updated in 2007; Airport Land Use Compatibility Plan update initiated in 2012 by PCTPA.
5. Implement the Auburn Park Conservancy Non-Auto Circulation Plan and the Auburn Ravine Trail Master Plan. Bike Master Plan adopted 6/28/04.
6. Coordinate RTP and Congestion Management Plan with Placer County.
7. Adopt the street standards contained in the General Plan. New street standards adopted - 3/13/06.
8. Use Auburn Urban Development Agency for circulation system improvements.
9. Promote establishment of Rail Transit Station. Station completed February, 2004.
10. Create and implement a joint City/County Traffic Mitigation Fee (TMF) Program.

HOUSING CHOICES

Providing a variety of places where people can live – apartments, condominiums, townhouses, and single-family detached homes – creates opportunities for the variety of people who need them – families, singles, seniors, and people with special needs. This issue is of special concern for the very low-, low-, and moderate-income people for whom finding housing, especially housing close to work, is challenging. By providing a diversity of housing options, more people have a choice.

1. Pursue available and appropriate State and Federal funding sources for very low-, low-, and moderate-income households. City awarded HOME funds for First Time Homebuyer program and Owner Occupied Rehabilitation program in 2011.
2. Promote second units.
3. Promote the density bonus program.
4. Facilitate construction of affordable rental housing for very low- and low-income seniors. Mercy Auburn Senior Apartment project, a 60-unit apartment project for very low income seniors, approved in 2012.

5. Amend the Zoning Ordinance to allow: residential care facilities for more than seven persons; transitional and supportive housing, emergency shelters, and Single Resident Occupancy Units.

COMPACT DEVELOPMENT

Creating environments that are more compactly built and use space in an efficient but more aesthetic manner can encourage more walking, biking, and public transit use.

USE EXISTING ASSETS

Focusing development in communities with vacant land or intensifying development of underutilized land can make better use of public infrastructure, including roads. Building on existing assets can also mean refurbishing historic buildings or clustering buildings more densely in suburban office parks.

1. Pursue implementation of Auburn Urban Development Authority Redevelopment Plan.
2. Use Auburn Urban Development Agency for circulation system improvements.
3. Identify areas suitable for redevelopment.
4. Implement the Historic District Development Guidelines and continue implementation of the Auburn Main Street Design Guidelines.

MIXED LAND USES

Building homes together with small businesses or even light industry is called “mixed-use” development, and it has proven to create active, vital neighborhoods. There are many examples of this type of development: a housing project near an employment center; a small shopping center near houses; or a high-rise building with ground-floor retail and apartments or condominiums upstairs. Mixed-use development near transit can boost ridership.

NATURAL RESOURCES CONSERVATION

Our quality of life is better when we have clean air to breathe and water to drink, and when we can experience the outdoors – in parks and greenbelts or in natural places. To ensure healthy and attractive natural environments we must preserve and maintain our open spaces and natural places and conserve the most productive farmland. Community design can help accomplish this by encouraging energy-efficient design, water conservation and storm water management, and the planting of shade trees to reduce ground temperatures in the summer.

1. Prepare/adopt Tree Ordinance.
2. Prepare/adopt Open Space Ordinance to zone open space use in perpetuity.
3. Prepare/adopt Stream, Canal and Waterway Protection Ordinance.
4. Prepare/adopt Habitat Management Plan.
5. Maintain Parks Standard of 5 acres/1,000 pop.
6. Provide for recreational opportunities in Baltimore Ravine through the Southwest Specific Plan.

QUALITY DESIGN

How projects are developed, how they are oriented in relationship to the street, how well designed their facades are, if they have setbacks and where their garages are placed, all contribute to a community's attractiveness. This also influences how much people like to walk or bike and contributes to community pride and sense of ownership.

1. Prepare design guidelines for commercial/industrial development.
2. Pursue implementation of Auburn Urban Development Authority Redevelopment Plan.
3. Identify areas suitable for redevelopment.
4. Implement the Historic District Development Guidelines and continue implementation of the Auburn Main Street Design Guidelines.